

MEMORANDUM

Date: 04/11/2022
To: Michael Elabarger
From: Jacqueline Thompson, PE
Subject: Wait Avenue (formerly known as Thales)
PR 21-01 Preliminary Plat, 5th Submittal
Town of Rolesville, NC

This memo summarizes the review of the preliminary plat submitted by Stewart, dated March 31, 2022 and received April 1, 2022. We recognize some of the comments are related to the construction drawings and not necessarily a preliminary plat, however we believe it is prudent to provide these comments early in the process.

Sheet C0.20:

1. There is a typo in the private alley typical section leader.

Sheet C1.00:

2. REPEAT COMMENT: Please ensure all text is legible and easy to read. This comment applies to text on all pages.
 - a. Remove the black line in the bottom left corner of the sheet. This line was not on the previous submittal.
 - b. Please adjust the property owner text on the bottom of the sheet along Lots 28-34 so the text is clearly legible. The label was not on the previous submittal and was added per a previous comment.

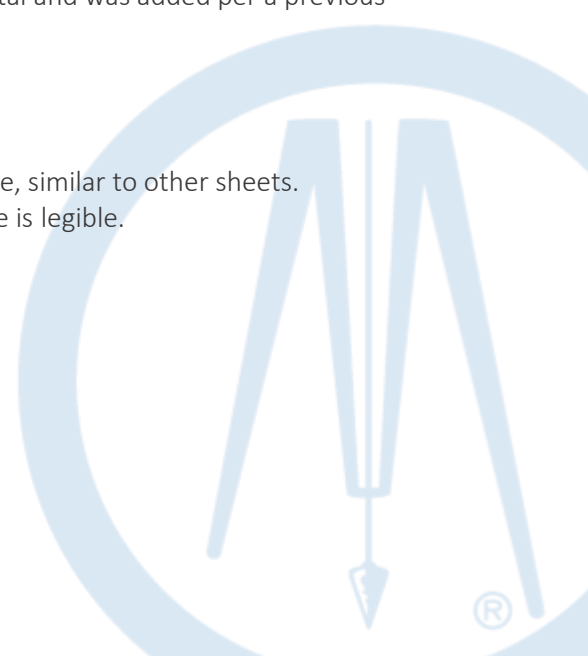
Sheet C3.00:

3. It appears that several easement lines are missing.
4. Please label the Future ROW Connection on the east side of the site, similar to other sheets.
5. Please confirm the property owner information adjacent to the site is legible.
 - a. Several locations have been identified on the markups.
 - b. This comment also applies to Sheet C3.01 and C3.03.

Sheet C3.03:

6. Please confirm easements are labeled.

Sheet C3.10:



7. A crosswalk is being called out at Austin Ridge Parkway and Wait Avenue but no linework is shown. Please adjust accordingly.
 - a. This comment also applies to Sheet C3.11.
8. Please adjust the green text to grey or black.

Sheet C3.11:

9. REPEAT COMMENT: The line in the title block indicating this 4th submittal is not showing. Please update the title block accordingly. This comment also applies to all sheets after this one.
10. Please show the easement lines on the east side of the site. They were included on the last submittal.

Sheet C5.00:

11. REPEAT COMMENT: Please label the arc that is located northeast of the wetlands by Public Street A.

Sheet C5.02:

12. The storm sewer layout has been adjusted since the previous submittal. The catch basins at the intersection of Wait Avenue and Classical Way are in the pavement. Please adjust accordingly.

Sheet C5.03:

13. REPEAT COMMENT: There is a slope labeled 3:1 on the east side of the drawing and south of SCM#2 that is incorrectly labeled. The contours do not match those of the other slopes labeled 3:1. Please correct the slope labels accordingly.

Construction Drawings:

Please consider the following for CDs; These comments are shown as green in the markups and are not required for approval of the preliminary plat:

14. Please include erosion control sheets as part of the construction drawings.
 - a. Sheet C5.01: The limits of disturbance on the north side of the site were adjusted due to the north side of the wetland due to the retaining wall but you will need to show how the wetland is being protected from erosion during construction of this wall.
 - b. Sheet C5.01: The wetlands will need to be protected during the construction of the trail on the northeast side of the site.
15. Sheet C3.01: The proposed road improvements for NC HWY 98 – Wait Avenue need to match the Thoroughfare Plan and CPT.
16. Sheet C3.01 & C3.03: Consider revising the alignment for the pedestrian ramps and trail crossing at Public Street B near Lots 284/285 and 255/254.
17. Sheet C3.02: Discussions with the Town about whether a fee in-lieu will be required to account for the section of roadway not being constructed up to the property line on the east side of the site.
18. Site Plan Sheets: Please include bearing and distances on the perimeter of the site.
19. Sheet C3.03: Transitions between new and existing sidewalk along Austin Ridge Parkway on the west end of the project should be considered to occur over a longer length for a smoother transition. Please add dimensions/notes to clarify what the taper intentions are.
20. Sheet C3.03: Please consider revising the pedestrian ramp/trail at Public Street B to the alignment is a smooth transition. Also, pedestrian ramps should match the widest section, in the case they should be 10' wide to match the greenway.
21. Sheet C3.10: Please consider showing pedestrian crossing striping at collector roads.

22. Sheet C5.00: The Grading & Storm Drainage plans show a storm pipe going into the headwall on the western portion of Austin Ridge Parkway. Please include details of how the storm pipe will be incorporated into the headwall.
23. Sheet C5.00: Please show the proposed drainage within the ROW of Wait Avenue so it is understood what the drainage is doing and what (if any) is coming onto site.
24. Sheet C5.01: The placement of the retaining wall by SCM#2 seems to have affected the wet pond design. During CDs, please ensure the placement of this retaining wall will work with the proposed wet pond design.
25. Sheet C5.01: Please confirm the proposed contours are tying into existing contours.
26. Please ensure a storm package is provided that includes the HGL for the 25-year storm for all culverts.
27. Please review the placement of structures and pipes to ensure there are no conflicts (vertically and horizontally) between water, sewer and storm. All pipe shall meet minimum bury and separation requirements.